

Caballo Estates

93rd Street and Cactus Road

Project Narrative

Location

Caballo Estates is a proposed 20 acre (18.5 net) single-family community. It is situated north of Cactus Road, west of 93rd Street, east of the 92nd Street alignment, and south of Larkspur Drive alignment.

The Applicant is enhancing the equestrian theme of the corridor by providing trails around the entire perimeter of the site. The project promotes the semi-custom character set forth in the Cactus Corridor Area Study with larger lot sizes of 18,000 to 35,000 sq. ft. A 50' setback from Cactus Road has been established to apply the desirable landscape treatment and trail necessary for the Cactus Road corridor. The proposed land use, R1-35 PRD, will help preserve the historic character with the continuation of the equestrian trails, and bring new residential opportunities to the area with a lower residential density.

General Plan

The subject property is designated by the General Plan as Suburban Neighborhood. This land use designation generally provides for development densities usually more than one house per acre, but less than eight houses per acre. The designation promotes the preservation of environmental features (particularly in desert settings near the mountains) and is a key consideration under such designations.

Zoning Request

The Applicant is proposing the rezoning of approximately 20 acres from R1-35 to R1-35 PRD. Currently, the property is zoned R1-35 and contains low density residential with equestrian facilities. Adjacent properties north, south, and west include existing zoning of R1-18 PRD or PCD. Adjacent zoning and land uses east of 93rd Street include R1-35, and the Casy Private School with a staff only entrance situated off of 93rd Street. An accessible trail easement is situated within the (92nd Street alignment) existing wash. Additionally, the project is providing trail easements on all sides. These trail easements will be preserved for the enjoyment of existing equestrian users. The Cactus Corridor Area Study suggests a trend of redeveloped equestrian properties to semi-custom lots.

The PRD development meets the design criteria of preserving natural features, compatibility, provision of accessible, common open space, and innovative site plan design as mentioned in Sec. 6.208 of the Scottsdale Zoning Ordinance. As suggested in Sec. 6.205, the overall proposed site plan provides substantial open

space/trails system, is compatible with adjacent land uses, and provides a non-dominating street system design. The development plan for the subject property proposes 22 single-family lots distributed throughout the property. A single-gated access point has been proposed off of 93rd Street. All of the cul-de-sacs terminate into open space which includes trails connecting to the perimeter multiuse trails.

Development Plan

The proposed development has considered the surrounding context, neighborhood comments, balanced land use, and sound community planning. The proposed development is responsive to all of the above elements, thus providing a vision that is compatible to the area. The placement of the public trails promotes a higher degree of public safety by providing equestrian opportunity away from arterial networks. The locations of the proposed open space/retention basins allow visual accessibility to the greater community area, as well as, the proposed development.

Access to the site is from 93rd Street and will be electronically gated. Secondary access was removed from the plan based on comments at the Pre-Application meeting 317-PA-2003. These comments included the recognition of the proposed low density and small quantity of lots.

The proposed development will meet the development objectives set forth by the City of Scottsdale with regards to value and goals associated with rural character. These objectives have been prioritized within the proposed community by focusing on the importance of appropriate land uses, maintaining a balance between sensitive development and land preservation, and promoting the semi-rural character of the surrounding area. Furthermore, the Applicant has worked diligently with area residents to create and promote a development plan that is conducive to the interests of the area. Building setbacks along the northern property boundary were increased and building heights were reduced to address specific concerns.

Natural vegetation will be enhanced within the identified wash corridors, whereby protecting areas of greatest environmental sensitivity and vegetation density.

To promote the cohesiveness of character with the surrounding residential areas, the zoning change is incorporating appropriate residential densities. Public outreach, completed in association with the proposed project, has received the support of the majority of neighboring property owners.

Conclusion

The proposed development will meet the development objectives set forth by the City of Scottsdale with regards to values and goals associated with rural character. These objectives have been prioritized within the proposed community by focusing on the importance of appropriate land uses and development densities, maintaining a balance between sensitive development and land preservation, and complimenting the semi-rural character of the surrounding area. Furthermore, the Applicant has worked diligently with area residents to create and promote a development plan that is conducive to the interests of the area.

The key components for justifying the request are:

- Neighborhood Support
- Conformance to the General Plan
- Increased Open Space
- Trail System
- Compatibility with surrounding Zoning Context

We respectfully request the support and approval of the Caballo Estates community rezoning application.

Caballo Estates

317 - PA - 2003

Justification For Property Development Standards Modification *North of Cactus Road and West of 93rd Street*

The property development standards are proposed to be amended to allow for smaller lots while maximizing community open space.

The community open space provided includes:

- Natural Wash Preservation
- Cactus Road Setback
- Detention Open Space adjacent to Cactus Road
- Trails/Open Space on all sides of Caballo Estates

A Planned Residential Development (PRD) rezoning is required to amend the standards.

The PRD requires that 3 factors be applied to allow for 22 lots.

Caballo Estates has provided 4 factors including the following:

1. Preservation of Natural features (Wash)
2. Provision of Common Open Space (20 %)
3. Innovative Site Plan (Open Space Connections and Trails)
4. Substantial Public Benefit.
 - Public Trails
 - Cactus Road Open Space



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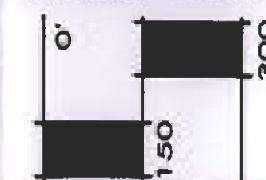
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Caballo Estates **93rd Street and Cactus Road**

Context Plan ~ Aerial
Scottsdale, Arizona

Scale: 1" = 300'



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